114.0	0003	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	745,800 / 745,800
					USE VALUE:	745,800 / 745,800
					ASSESSED:	745,800 / 745,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
277		WASHINGTON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CONNELLY DENNIS W		
Owner 2:	CONNELLY SONYA		
Owner 3:			
Street 1:	277 WASHINGTON ST		
Street 2:			
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry:	Own Occ: Y
Postal:	02474	Type:	

PREVIOUS OWNER

Owner 1:	CARPENTER SCOTT D -
Owner 2:	CONNELLY SONYA -
Street 1:	277 WASHINGTON ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,136 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1930, having primarily Vinyl Exterior and 1596 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6136.000	322,300	600	422,900	745,800
Total Card	0.141	322,300	600	422,900	745,800
Total Parcel	0.141	322,300	600	422,900	745,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 467.29 | /Parcel: 467.2

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	72922
GIS Ref	
GIS Ref	
Insp Date	10/20/18

!8847!

PREVIOUS ASSESSMENT

Parcel ID: 114.0-0003-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	322,400	600	6,136.	422,900	745,900	745,900	Year End Roll	12/18/2019
2019	101	FV	250,300	0	6,136.	428,900	679,200	679,200	Year End Roll	1/3/2019
2018	101	FV	250,300	0	6,136.	320,200	570,500	570,500	Year End Roll	12/20/2017
2017	101	FV	250,300	0	6,136.	290,000	540,300	540,300	Year End Roll	1/3/2017
2016	101	FV	250,300	0	6,136.	277,900	528,200	528,200	Year End	1/4/2016
2015	101	FV	235,600	0	6,136.	235,600	471,200	471,200	Year End Roll	12/11/2014
2014	101	FV	235,600	0	6,136.	223,500	459,100	459,100	Year End Roll	12/16/2013
2013	101	FV	235,600	0	6,136.	212,600	448,200	448,200		12/13/2012

PRINT

Date	Time
12/10/20	23:23:15

LAST REV

Date	Time
09/04/19	09:20:45
apro	
8847	

USER DEFINED

Prior Id # 1:	72922
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CARPENTER SCOTT	52140-93		1/27/2009		455,000	No	No		
ANDERSON VIRGIN	33253-155		7/16/2001		362,000	No	No		
	20626-347		6/1/1990		190,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/6/2009	128	Manual	14,000					
1/31/2004	76	Redo Bat	15,000	C				
5/6/2003	511	Redo Kit	45,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
10/20/2018	MEAS&NOTICE	HS	Hanne S
4/7/2009	Measured	197	PATRIOT
11/16/2001	MLS	MM	Mary M
11/2/2000	Hearing N/C	189	PATRIOT
3/21/2000	Inspected	276	PATRIOT
2/16/2000	Measured	263	PATRIOT
2/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6136		Sq. Ft.	Site		0	70.	0.98	5									422,858						422,900	

Total AC/HA: 0.14086 | Total SF/SM: 6136 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 422,858 | Spl Credit | Total: 422,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.30789471
Const Adj.:	0.98010004
Adj $ / SQ:	134.596
Other Features:	103550
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	361306
Depreciation:	39021
Depreciated Total:	322285

COMMENTS

OF=SINK IN BMT NC=CHK INTER WIP.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	5	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2003
Baths:	2004
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	5	
Totals			
1	8	5	

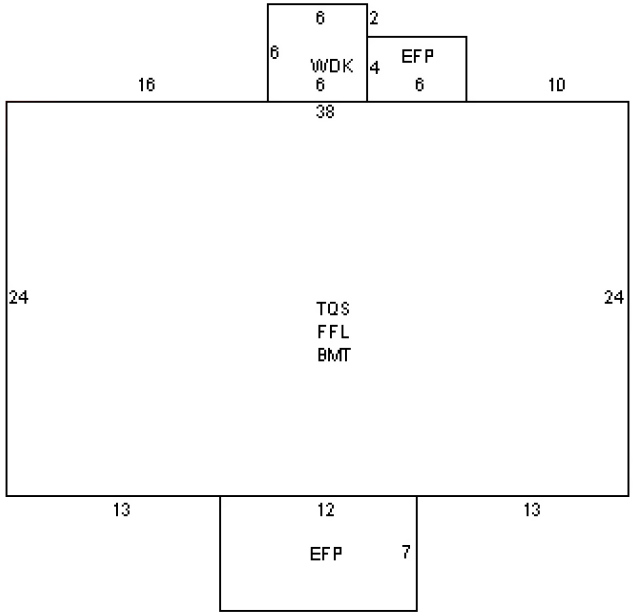
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	134.60
Special Features:	0	Val/Su Net:	121.53
Final Total:	322300	Val/Su SzAd	201.94

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	912	40.380	36,825
FFL	First Floor	912	134.600	122,752
TQS	3/4 Story	684	134.600	92,064
EFP	Enclos Porch	108	51.390	5,550
WDK	Deck	36	15.680	565

Net Sketched Area:	2,652			Total:	257,756
Size Ad	1596	Gross Are	2880	FinArea	1596

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 114.0-0003-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	10X10	A	AV	2010	6.00	T	7.2	101			600			600

More:	N	Total Yard Items:	600	Total Special Featues:		Total:	600